

Charlotte County
Affordable Housing Advisory Committee
Meeting Minutes
December 17, 2020

Roll Call: The meeting was called to order at 10:00AM by Jim Kelley, Committee Chair. A quorum was present.

Committee Members Present:

Kelley, Jim	Banking Industry
Mansfield, Mike	Home Building Industry
Peres, Todd	CC Essential Services Personnel
Hogan, Angela	Advocate for Low Income Persons
Lynne Fitzpatrick	Real Estate Professional
Pentelecuc, Kurt	Non-Profit Provider of Affordable Housing
Tiseo, Comm. Joe	Elected Official
Welsh, Lance	Real Estate Professional
LeBeau, Joan	Liaison Punta Gorda City Council
Meagher, Michael	Areas of Labor – Home Building Industry

Public Comment on Agenda Items: No comments

Charlotte HOME:

Staff presented an update on Charlotte HOME. To date, six developers have inquired about the program. A review team of three staff members has been established – Rich Gromalski, CC Human Services, Matt Valentine, CC Utilities and Shaun Cullinan, CC Community Development. An email address specific to Charlotte HOME has been created and the online availability of information, documents and forms is being established. Policies and Procedures are still being developed. Staff is also developing a formal Charlotte HOME status report which will be presented to the BCC at land use meetings. In December 2020, Charlotte County Habitat for Humanity was the first developer to be awarded incentives from Charlotte HOME. Mike Mansfield recommended that the review committee try to streamline the overall process, develop an expectation of timeframe for developers and consider other fees not previously considered.

The Charlotte HOME review team is recommending the AHAC's approval of a Charlotte HOME application submitted by Blue Sky Communities. Blue Sky applied for incentives for the development of Jacaranda Place which is an 88-unit affordable housing development that will be located on Loveland Blvd., adjacent to the Health Department and Charlotte County Human Services. All 88 units will serve households at 60% of AMI or less. Construction is slated to commence in June 2021. Blue Sky is seeking a waiver of impact fees in the amount of \$236,632.00 and Trust Fund subsidy of \$235,810.90 for utility, permit and other fees. AHAC member Commissioner Tiseo voiced his concern over the fact that this project's success is not contingent upon the approval of this award, nor are any additional units being built with savings from the approval of this award. He also pointed out that this award, if approved, would wipe out approximately 25% of the existing balance in the Trust Fund.

The AHAC would like to get clarification from the BCC at the January 26, 2021 meeting as to whether or not the value of impact fees is included in the maximum award based on tier. The AHAC would also like for the BCC to consider reserving a portion of the Trust Fund specifically for smaller developers.

It was decided to make a recommendation to the BCC that the Charlotte HOME review committee be given the authority to approve the award of fees under \$10,000.00 without approval by the AHAC nor BCC.

Motion to make recommendation to BCC concerning review committee's authority to award under \$10,000.00: Lance Welsh, Second: Lynne Fitzpatrick

Motion Passed with Mike Mansfield, Angela Hogan, Michael Meagher and Kurt Pentelecuc abstaining

Motion to approve Charlotte Home Review Committee's approval of Blue Sky Communities application for incentives: Mike Mansfield, Second: Jim Kelley.

Motion Passed with Commissioner Tiseo voting against

Disposition of Surplus Properties:

One home remains to be transferred to the Punta Gorda Housing Authority (PGHA). This home has a lien from the Florida Housing Finance Corporation in the amount of \$50K that the County is trying to get resolved so that the PGHA can take ownership and prepare for lease up. All other properties and vacant parcels have been transferred and are on their way to housing low income residents of Charlotte County. There is still a list of remaining lots that did not get transferred that the AHAC will discuss again in early 2021.

2020 Local Government Area of Opportunity (LGAO):

The final decision from Florida Housing Finance Corporation (FHFC) regarding the LGAO lottery will be rendered in early 2021. The PGHA's number in the lottery is 51 and Blue Sky's is 53. Blue Sky received a lottery number of 13 in the second pool for those developments that had prior LGAO backing. Only two developments will be funded, so with these lottery numbers, chances are low for both developers.

Local Housing Assistance Plan (LHAP):

LHAP Draft was submitted to FHFC the County is waiting for their response with recommended changes/edits. Any substantive changes will be brought back before the AHAC to review, otherwise, changes will be made and final draft will go before the BCC for approval.

COVID-19 Financial Assistance and Homelessness Prevention:

As of 12/15/2020, Charlotte CARES is closed – all applications have been processed. Coronavirus Relief Fund (CRF) will close as of 12/30/2020. Most all CRF funds have been encumbered and a small portion may need to be returned to FHFC. The Gulf Coast Partnership has expended their portion of the CRF funds for homelessness and their program is now closed.

\$5.7 million dollars of funds were spent on families and individuals who would not have been able to maintain their housing. \$300 thousand dollars was reimbursed to customers by Charlotte County Utilities to customers who managed to keep up with their utility bills during the pandemic. \$1M has been granted to 8 non-profit organizations who went above and beyond to serve those in need. \$30K was awarded to 13 non-profits partners who assisted Human Services in the processing of applications for financial assistance. \$380K was expended in the Eviction Diversion Program assisting landlords and their tenants whose rent was in arrears and \$103K was expended on 5 multi-family developments for their tenants in arrears.

Member/Agency Updates:

Community Development reported that 3 multi-family projects in three different locations were submitted for Deep Creek for a total of 52 units. Three more are likely to be submitted by the end of December 2020. These are rentals, but not necessarily affordable housing.

Habitat for Humanity reported that they are closing with 6 families by the end of the month so those six families can spend Christmas in their new homes. Habitat had over 100 homeowners that received financial assistance from the COAD during the pandemic. Mike Mansfield asked that the committee try to keep in mind the underemployed as well as the unemployed moving forward. He has had to deselect 3 applicants recently because they could no longer fulfill the commitment of a mortgage.

The Gulf Coast Partnership (GCP) reported that the COAD brought in \$500K of private funds to assist clients that could not be assisted with other funding sources. GCP's landlord engagement staffer has been busy building relationships with area private landlords. There are still 5 chronically homeless individuals in Charlotte County to be housed by the goal deadline of 12/31/2020. The year started out with between 48-52 chronically homeless individuals.

The Punta Gorda Housing Authority (PGHA) reported that they applied for and received 15 additional mainstream vouchers last month. These vouchers are for individuals and/or families between the ages of 18 and 61 who have someone in the household that is disabled. These additional 15 vouchers bring the voucher total to 430. Given the PGHA's low lottery number for LGAO funding, they are looking at other possible funding options.

2021 Meeting Schedule: Schedule of meetings for 2021 was handed out to members.

Adjournment: Meeting adjourned at 12:06PM